

**ORDINANCE NO. 2024-07**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE COMMUNITY REDEVELOPMENT AGENCY, AMENDING THE COMMUNITY REDEVELOPMENT PLAN, ALSO KNOWN AS THE "DOWNTOWN MASTER PLAN", UPDATE THE TAX INCREMENT FINANCING PROJECTIONS AND ADD A 10-YEAR PROJECTED FORECAST OF PROJECTS; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City's Community Redevelopment Plan, also known as the "Downtown Master Plan", was adopted by the City Commission of the City of Safety Harbor upon the recommendation and approval of the Community Redevelopment Agency pursuant to Part III, Chapter 163, Florida Statutes, by Ordinance No. 92-23, and amended by Ordinance Nos. 2008-05, 2011-12, and 2019-07; and

**WHEREAS**, the Community Redevelopment Agency has approved and recommended additional amendments to the Community Redevelopment Plan by Resolution No. 2023-01 CRA; and

**WHEREAS**, a Delegation of Authority has been received from Pinellas County, pursuant to the Board of County Commissioners Resolution No. 04-214, providing the City with the power to prepare and grant final approval of an amended Community Redevelopment Plan; and

**WHEREAS**, on October 4, 2021, the City Commission adopted Resolution No. 2021-16 finding the continued existence of slum or blighted areas and amending the Community Redevelopment Plan to extend the time certain for completing redevelopment financed by increment revenues for the Community Redevelopment District from 2022 to 2023; and

**WHEREAS**, on August 22, 2022, the Pinellas County Board of County Commissioners approved Ordinance No. 22-28 to provide for a one-year extension of the Community Redevelopment Area Redevelopment Trust Fund; and



**WHEREAS**, on August 15, 2023, the Pinellas County Board of County Commissioners approved Ordinance No. 23-17 to provide for a one-year extension of the Community Redevelopment Area Trust Fund; and

**WHEREAS**, the Community Redevelopment Agency has approved and recommended additional amendments to the Community Redevelopment Plan by Resolution No. 2024-01 CRA; and

**WHEREAS**, the City Commission finds that the modifications to the City's Community Redevelopment Plan recommended by the Community Redevelopment Agency in Resolution No. 2024-01 CRA are warranted and serve a lawful public purpose; and

**WHEREAS**, the proposed amendment has been submitted to and a written recommendation has been received from the City's Planning & Zoning Board, which serves as the Local Planning Agency (LPA) and the Downtown Redevelopment Board, has been received and reviewed; and

**WHEREAS**, the City has provided public notice pursuant to section 166.041(3)(a), Florida Statutes, and, at least 15 days prior to the effective date of this Ordinance, has mailed by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the community redevelopment area, pursuant to section 163.346, Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAFETY HARBOR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:**

**SECTION 1.** The above recitals are true, correct, and incorporated by reference as the findings of the City.

**SECTION 2.** The City Commission hereby accepts the recommendation of the Community Redevelopment Agency to amend the Community Redevelopment Plan, also known as the "Downtown Master Plan", as set forth herein.

**SECTION 3.** The Community Redevelopment Plan, also known as the "Downtown Master Plan", is hereby amended as set forth on Exhibit "A," attached hereto and incorporated herein by reference, to update the Tax Increment Financing projections and add a 10-year projected forecast of projects.



**SECTION 4.** All provisions of the Community Redevelopment Plan not amended by this Ordinance shall remain in full force and effect.

**SECTION 5.** This Ordinance shall be published in accordance with the requirements of law.

**SECTION 6.** Each provision of this Ordinance shall be deemed separate and severable and if any section or part thereof is held to be invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

**SECTION 7.** The effective date of this Ordinance shall be thirty-one (31) days after the Florida Department of Economic Opportunity notifies the City that the amendment package is complete. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective.

PASSED ON FIRST READING APRIL 1, 2024.

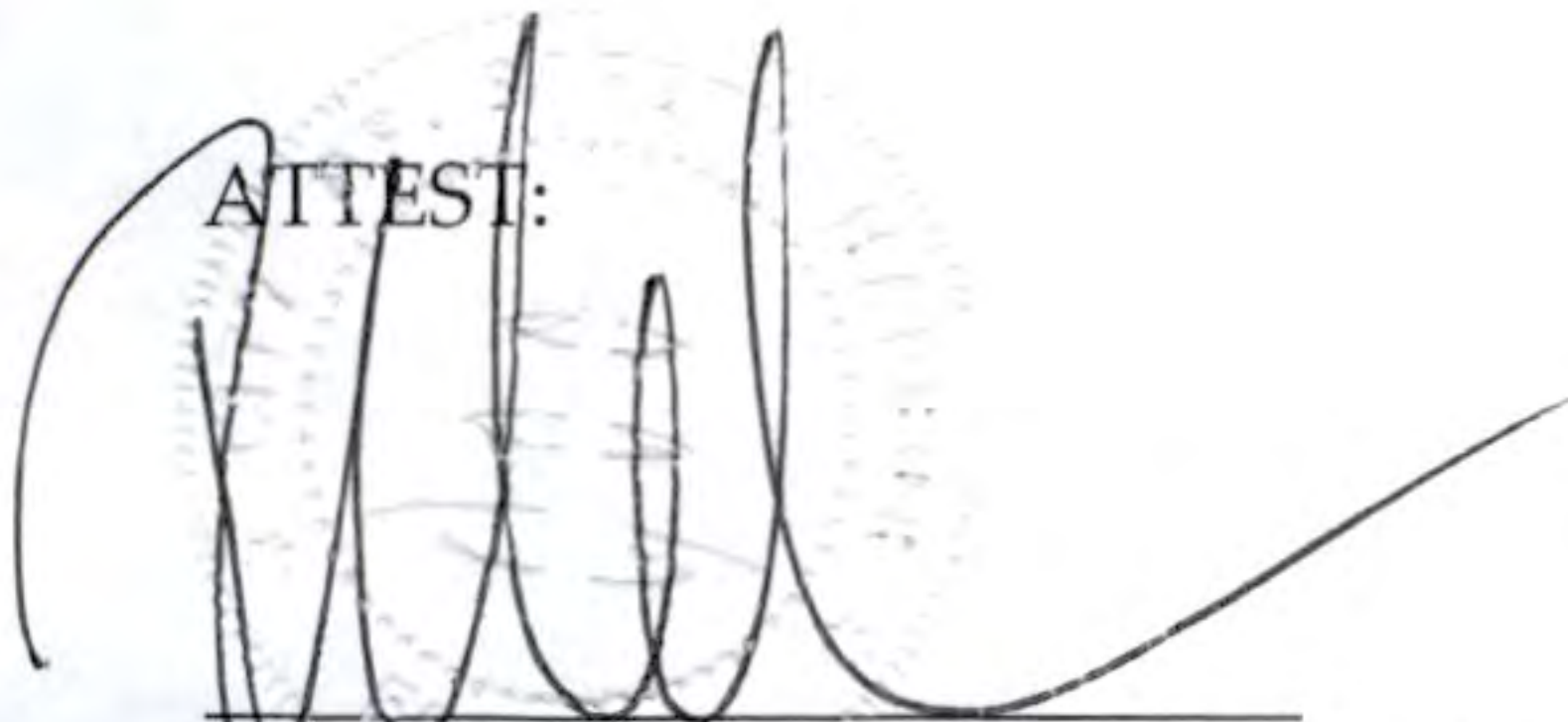
PASSED ON SECOND AND FINAL READING APRIL 15, 2024.



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Sarah L. Johnston, City Attorney

ATTEST:

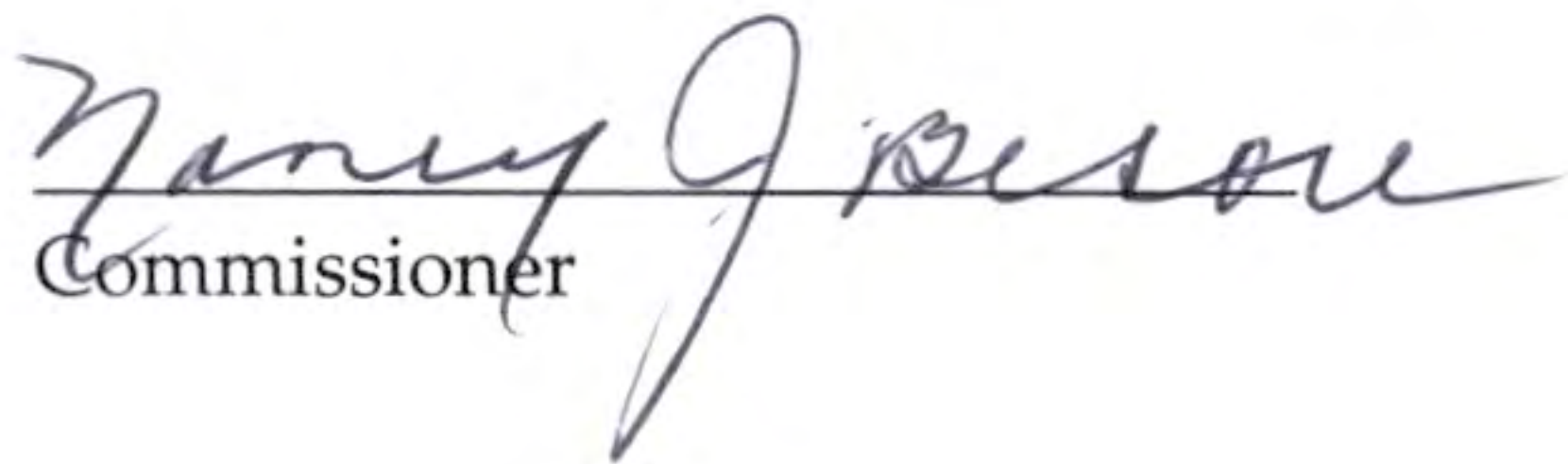
  
\_\_\_\_\_  
Rachael Telesca, CMC, City Clerk

  
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Mayor - Commissioner

  
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Vice Mayor - Commissioner

  
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Commissioner

  
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Commissioner

  
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Commissioner

# Exhibit A



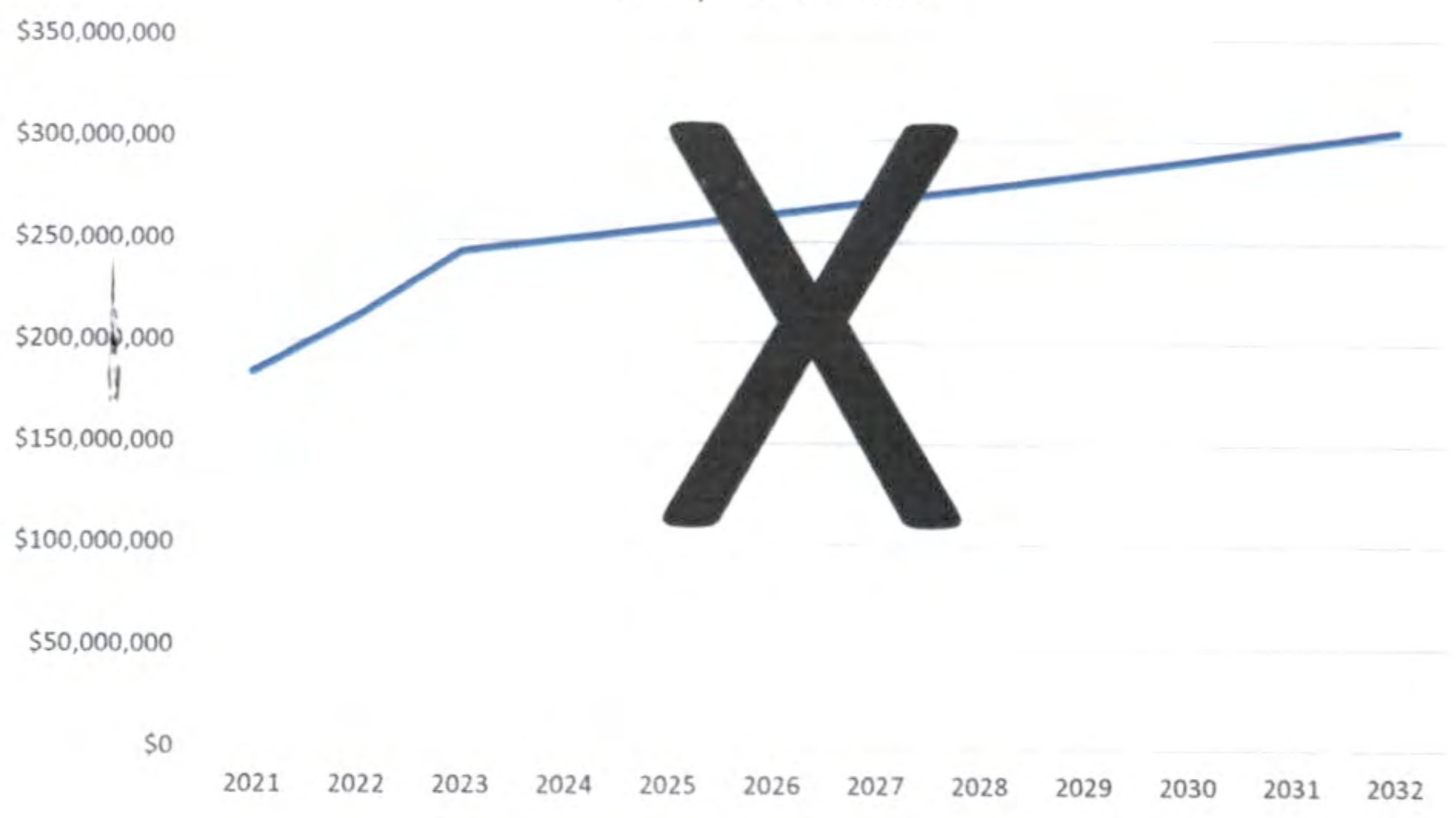
**City of Safety Harbor Downtown Master Plan  
Tax Increment Finance Revenue Projections**

Fiscal Year	City					County					Maximum Amount Per Policy	Total CRA TIF Revenue @50%
	Taxable Value	Base Year Value	Increment Value	Millage Rate	Increment @ 100%	Taxable Value	Base Year Value	Increment Value	Millage Rate	Increment @ 50%		
2021/22	\$ 183,855,277	\$ 31,944,080	\$ 144,315,637	3.9500	\$ 570,044	\$ 184,416,000	\$ 31,944,080	\$ 152,472,114	5.2092	\$ 754,545		
2022/23	\$ 211,302,907	\$ 31,944,080	\$ 170,390,886	3.9500	\$ 673,044	\$ 211,302,907	\$ 31,944,080	\$ 179,968,775	4.8188	\$ 433,617		
2023/24	\$ 243,856,012	\$ 31,944,080	\$ 201,316,335	3.9500	\$ 795,200	\$ 243,856,012	\$ 31,944,080	\$ 212,547,856	4.8188	\$ 512,113	\$ 795,200	\$ 1,307,312
2024/25	\$ 265,803,053	\$ 31,944,080	\$ 222,166,024	3.9500	\$ 877,556	\$ 265,803,053	\$ 31,944,080	\$ 218,660,154	4.8188	\$ 526,840	\$ 877,556	\$ 1,404,396
2025/26	\$ 289,725,328	\$ 31,944,080	\$ 244,892,185	3.9500	\$ 967,324	\$ 289,725,328	\$ 31,944,080	\$ 224,925,260	4.8188	\$ 541,935	\$ 967,324	\$ 1,509,259
2026/27	\$ 315,800,607	\$ 31,944,080	\$ 269,663,701	3.9500	\$ 1,065,172	\$ 315,800,607	\$ 31,944,080	\$ 231,346,994	4.8188	\$ 557,407	\$ 1,065,172	\$ 1,622,579
2027/28	\$ 344,222,662	\$ 31,944,080	\$ 296,664,653	3.9500	\$ 1,174,475	\$ 344,222,662	\$ 31,944,080	\$ 237,929,271	4.8188	\$ 573,267	\$ 1,174,475	\$ 1,745,092
2028/29	\$ 375,202,702	\$ 31,944,080	\$ 326,095,691	3.9500	\$ 1,288,078	\$ 375,202,702	\$ 31,944,080	\$ 244,676,104	4.8188	\$ 589,523	\$ 1,288,078	\$ 1,877,601
2029/30	\$ 408,970,945	\$ 31,944,080	\$ 358,175,522	3.9500	\$ 1,414,793	\$ 408,970,945	\$ 31,944,080	\$ 251,591,609	4.8188	\$ 606,185	\$ 1,414,793	\$ 2,020,978
2030/31	\$ 445,778,330	\$ 31,944,080	\$ 393,142,537	3.9500	\$ 1,552,913	\$ 445,778,330	\$ 31,944,080	\$ 258,680,001	4.8188	\$ 623,264	\$ 1,552,913	\$ 2,176,177
2031/32	\$ 485,898,379	\$ 31,944,080	\$ 431,256,584	3.9500	\$ 1,703,464	\$ 485,898,379	\$ 31,944,080	\$ 265,945,603	4.8188	\$ 640,769	\$ 1,703,464	\$ 2,344,233
2032/33	\$ 529,629,234	\$ 31,944,080	\$ 472,800,896	3.9500	\$ 1,867,564	\$ 529,629,234	\$ 31,944,080	\$ 273,392,845	4.8188	\$ 658,713	\$ 1,867,564	\$ 2,526,276
<b>Totals</b>					<b>\$ 13,376,932</b>					<b>\$ 5,830,015</b>	<b>\$ 31,237,790</b>	<b>\$ 18,533,903</b>
<b>10 Year Total</b>					<b>\$ 12,703,888</b>					<b>\$ 5,830,015</b>	<b>\$ 19,206,947</b>	<b>\$ 18,533,903</b>
											<b>\$ 18,533,903</b>	<b>\$ (0)</b>

\*Updated FY 21/22 and 22/23 City and County portions with actuals.  
 \*Out-years on City side changed to 9% increase (from 2.5%)  
 \*City Increment % changed to 100% (from 50%)  
 \*Strikethrough denotes that this page is being deleted.



Taxable Value Projection  
Safety Harbor CRD



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**10-Year Projected Forecast Safety Harbor Community Redevelopment Agency**

	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	10-Year Total
Objective 1: Protect and enhance the natural environment	\$ 100,000	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 250,000	\$ 250,000	\$ 300,000	\$ 1,850,000
Objective 2: Improve parking and mobility	150,000	150,000	150,000	200,000	200,000	250,000	250,000	250,000	250,000	250,000	2,100,000
Objective 3: Improve the physical appearance and ambiance of the public realm and encourage private sector reinvestment in declining properties	150,000	150,000	150,000	200,000	200,000	200,000	250,000	250,000	300,000	300,000	2,150,000
Objective 4: Increase the supply of affordable housing	20,000	20,000	20,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000	360,000
Objective 5: Recruit targeted businesses, showcase the downtown, and create a more favorable business environment	150,000	150,000	200,000	250,000	250,000	350,000	400,000	400,000	400,000	400,000	2,950,000
Objective 6: Promote arts, culture, and leisure activities and encourage the preservation of historic structures and Safety Harbor's unique sense of history	3,723,983	250,000	250,000	300,000	300,000	350,000	400,000	400,000	450,000	450,000	6,923,983
Adminstration (City)	56,770	58,470	60,220	62,030	63,890	65,810	67,790	69,820	71,920	74,080	650,800
Debt - Land purchase in CRA Baranoff Oak	129,830	129,830	129,850	129,810	129,770	-	-	-	-	-	649,120
Debt - Land purchase in CRA South Second Street	128,570	128,570	128,570	128,570	128,570	128,570	128,580	-	-	-	900,000
<b>Total project cost</b>	<b>\$ 4,609,153</b>	<b>\$ 1,136,870</b>	<b>\$ 1,238,640</b>	<b>\$ 1,445,410</b>	<b>\$ 1,497,260</b>	<b>\$ 1,594,380</b>	<b>\$ 1,746,370</b>	<b>\$ 1,669,820</b>	<b>\$ 1,771,920</b>	<b>\$ 1,824,080</b>	<b>\$ 18,533,903</b>

<b>TIF Forecast</b>											
10-Year Forecast - County Increment @ 50%	\$ 512,113	\$ 526,840	\$ 541,935	\$ 557,407	\$ 573,267	\$ 589,523	\$ 606,185	\$ 623,264	\$ 640,769	\$ 658,713	\$ 5,830,015
10-Year Forecast - City Increment @ 100%	\$ 795,200	\$ 877,556	\$ 967,324	\$ 1,065,172	\$ 1,171,825	\$ 1,288,078	\$ 1,414,793	\$ 1,552,913	\$ 1,703,464	\$ 1,867,564	\$ 12,703,888
Annually	\$ 1,307,312	\$ 1,404,396	\$ 1,509,259	\$ 1,622,579	\$ 1,745,092	\$ 1,877,601	\$ 2,020,978	\$ 2,176,177	\$ 2,344,233	\$ 2,526,276	\$ 18,533,903
<b>Total Project Cost Annually</b>	<b>\$ 4,609,153</b>	<b>\$ 1,136,870</b>	<b>\$ 1,238,640</b>	<b>\$ 1,445,410</b>	<b>\$ 1,497,260</b>	<b>\$ 1,594,380</b>	<b>\$ 1,746,370</b>	<b>\$ 1,669,820</b>	<b>\$ 1,771,920</b>	<b>\$ 1,824,080</b>	<b>\$ 18,533,903</b>
<b>TIF Projects Forecasted</b>											
County Increment @ 50%	\$ 512,113	\$ 526,840	\$ 541,935	\$ 557,407	\$ 573,267	\$ 589,523	\$ 606,185	\$ 623,264	\$ 640,769	\$ 658,713	\$ 5,830,015
City Increment @ 100%	\$ 4,097,040	\$ 610,030	\$ 696,705	\$ 888,003	\$ 923,993	\$ 1,004,857	\$ 1,140,185	\$ 1,046,556	\$ 1,131,151	\$ 1,165,367	\$ 12,703,888
<b>Total Funded Annually</b>	<b>\$ 4,609,153</b>	<b>\$ 1,136,870</b>	<b>\$ 1,238,640</b>	<b>\$ 1,445,411</b>	<b>\$ 1,497,261</b>	<b>\$ 1,594,380</b>	<b>\$ 1,746,370</b>	<b>\$ 1,669,820</b>	<b>\$ 1,771,920</b>	<b>\$ 1,824,080</b>	<b>\$ 18,533,903</b>

\* All County TIF expenditures will comply with the Pinellas County CRA Policy

\* The City of Safety Harbor will abide by Florida Statutes Ch. 163.370(3)(b) which prohibits tax increment revenue from being expended on projects that are not in the current CIP or have been in the CIP within the last three years.

\* Strikethrough denotes that this page is being deleted.



**City of Safety Harbor Downtown Master Plan  
Tax Increment Finance Revenue Projections**

Fiscal Year	City					Increment 100% or to Match County	County					Maximum City Amount Per Policy	Total CRA TIF Revenue @50% & City match	
	Taxable Value	Base Year Value	Increment Value	Millage Rate	Increment @ 100%		Taxable Value	Base Year Value	Increment Value	Millage Rate	Increment @ 70%			Increment @ 50%
2022/23	\$ 211,302,907	\$ 31,944,080	\$ 170,390,886	3.9500	\$ 673,044	\$ 433,617	\$ 211,912,855	\$ 31,944,080	\$ 179,968,775	4.8188	\$ 607,063	\$ 433,617	\$ 673,044	\$ 1,106,661
2023/24	\$ 238,149,883	\$ 31,944,080	\$ 195,895,513	3.9500	\$ 773,787	\$ 498,425	\$ 238,810,787	\$ 31,944,080	\$ 206,866,707	4.8188	\$ 697,795	\$ 498,425	\$ 773,787	\$ 1,272,212
2024/25	\$ 259,583,372	\$ 31,944,080	\$ 216,257,328	3.9500	\$ 854,216	\$ 512,809	\$ 244,781,057	\$ 31,944,080	\$ 212,836,977	4.8188	\$ 717,933	\$ 512,809	\$ 854,216	\$ 1,025,619
2025/26	\$ 282,945,876	\$ 31,944,080	\$ 238,451,706	3.9500	\$ 941,884	\$ 527,554	\$ 250,900,583	\$ 31,944,080	\$ 218,956,503	4.8188	\$ 738,575	\$ 527,554	\$ 941,884	\$ 1,055,108
2026/27	\$ 308,411,005	\$ 31,944,080	\$ 262,643,579	3.9500	\$ 1,037,442	\$ 542,667	\$ 257,173,098	\$ 31,944,080	\$ 225,229,018	4.8188	\$ 759,734	\$ 542,667	\$ 1,037,442	\$ 1,085,334
2027/28	\$ 336,167,995	\$ 31,944,080	\$ 289,012,720	3.9500	\$ 1,141,600	\$ 558,158	\$ 263,602,425	\$ 31,944,080	\$ 231,658,345	4.8188	\$ 781,421	\$ 558,158	\$ 1,141,600	\$ 1,116,315
2028/29	\$ 366,423,115	\$ 31,944,080	\$ 317,755,083	3.9500	\$ 1,255,133	\$ 574,036	\$ 270,192,486	\$ 31,944,080	\$ 238,248,406	4.8188	\$ 803,650	\$ 574,036	\$ 1,255,133	\$ 1,148,071
2029/30	\$ 399,401,195	\$ 31,944,080	\$ 349,084,259	3.9500	\$ 1,378,883	\$ 590,311	\$ 276,947,298	\$ 31,944,080	\$ 245,003,218	4.8188	\$ 826,435	\$ 590,311	\$ 1,378,883	\$ 1,180,622
2030/31	\$ 435,347,303	\$ 31,944,080	\$ 383,233,062	3.9500	\$ 1,513,771	\$ 606,993	\$ 283,870,980	\$ 31,944,080	\$ 251,926,900	4.8188	\$ 849,790	\$ 606,993	\$ 1,513,771	\$ 1,213,985
2031/32	\$ 474,528,560	\$ 31,944,080	\$ 420,455,256	3.9500	\$ 1,660,798	\$ 624,092	\$ 290,967,755	\$ 31,944,080	\$ 259,023,675	4.8188	\$ 873,728	\$ 624,092	\$ 1,660,798	\$ 1,248,183
<b>10 Year Total</b>					<b>Totals</b>	<b>\$ 11,230,559</b>	<b>\$ 5,468,660</b>				<b>\$ 7,656,124</b>	<b>\$ 5,468,660</b>	<b>\$ 11,230,559</b>	<b>\$ 11,452,109</b>
													\$ 5,468,660	
												<b>Total City @ 100%, County @ 50%</b>		\$ 16,699,218
												<b>Total City @ 50%, County @ 50%</b>		\$ 11,452,109
												<b>Carryover from Prior Years</b>		\$ 1,829,133

\*Updated FY 21/22 and 22/23 City and County portions with actuals.

\*Out-years on City side changed to 9% increase (from 2.5%)

\*City Increment % changed to match County funding

\* The City of Safety Harbor will abide by Florida Statutes Ch. 163.370(3)(b) which prohibits tax increment revenue from being expended on projects that are not in the current CIP or have been in the CIP within the last three years.

\* Underline denotes this page is being added in full.



**10-Year Projected Forecast Safety Harbor Community Redevelopment Agency**

**Objective 1: Protect and enhance the natural environment**

<b>Project/Strategy</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>FY31</b>	<b>FY32</b>	<b>10-Year Total</b>
Promote compact development forms that preserve open space, healthy protected trees and native vegetation.											
Remove litter, debris, and invasive species from Mullet Creek and enhance its aesthetic, ecological and recreational value. Retain wooded areas bordering the creeks through a conservation easement in coordination with Pinellas County regulations for environmental setbacks.											
Promote the use of native plant species in meeting landscape requirements.											
Concentrate development outside of the 100-Year Floodplain to the maximum extent practicably feasible.											
Upgrade the existing drainage system to include stormwater treatment for water quality.											
<b>Rigbsy Center Stormwater Treatment Educational Area (P. 14)</b>									\$ 500,000		\$ 500,000
Add passive park amenities to the Baranoff Oak property including seating, walkways and lighting.											
Replace public street lights and lighting within public buildings with LED lighting.											
Within Waterfront Park, install a living shoreline along Tampa Bay, continue to add native plantings, and restore natural spring features.											
Review adopted impervious surface ratios and potential incentives for use of pervious paving materials.											
Increase the resiliency of the city infrastructure to limit damages from major storms and decrease the recovery time.											
<b>Veterans Memorial Park Seawall Upgrades (P. 14)</b>										\$ 950,000	\$ 950,000
Switch to nonpoisonous sprays for parks and city lands for weed control and rat control products that will not harm wildlife.											
Preserve and plant protected shade trees downtown; tree restoration.											
<b>Downtown Washingtonian Palm Tree Replacements and New Tree Plantings (P. 14)</b>				\$ 100,000							\$ 100,000
<b>Main Street Landscaping Upgrades and Tree Plantings (P. 14)</b>				\$ 100,000							\$ 100,000
Preserve, protect the environment through education and having a sustainability plan. Enhance rather than expand. Work with law enforcement to supervise/maintain safe outdoor parks and spaces.											
<b>Add new security surveillance cameras in parks within CRD for crime prevention (P. 14)</b>			\$ 50,000								\$ 50,000

**Objective 2: Improve parking and mobility**

<b>Project/Strategy</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>FY31</b>	<b>FY32</b>	<b>10-Year Total</b>
Complete missing segments of the sidewalk network where adequate right-of-way exists.											
<b>New Sidewalk construction in CRD (P. 14)</b>			\$ 75,000		\$ 75,000		\$ 75,000		\$ 75,000		\$ 300,000
<b>ADA Ramp Replacement Downtown Intersections (P. 14)</b>							\$ 475,000		\$ 500,000		\$ 975,000
<b>Install brick at Main Street intersections (P. 14)</b>					\$ 200,000		\$ 200,000				\$ 400,000
Install traffic calming devices according to the established protocol for installing such devices.											
Support and encourage the continuation and expansion of public transit linkages to make transit stops more accommodating.											
Add bicycle parking downtown, where possible.											



Continue to require larger event organizers to prepare a parking plan to accommodate anticipated parking demand.												
Continue to maintain a website with information regarding public parking areas for vehicles and bicycles and to install signage, where needed, to identify public parking areas.												
Continue to enhance pedestrian amenities in Waterfront Park including sidewalks, shade structures, and shade trees.												
Research ride sharing parking/unloading, bicycle share or scooter share regulations.												
Research tiny house regulations for the non-conforming mobile home park located in the vicinity of N. 13th Avenue and Main Street.												
Partner with different sites with space for parking around town and provide transportation to downtown for events.												
Parking agreements for leases with private property owners to provide parking within CRD (P. 14)			\$20,000.00	\$ 20,000.00	\$20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 160,000

**Objective 3: Improve the physical appearance and ambiance of the public realm and encourage private sector reinvestment in declining properties**

Project/Strategy	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	10-Year Total
Extend the streetscape design elements completed on Main Street to side-streets where sufficient right-of-way exists to provide continuity.											
Prepare and implement corridor enhancement plan for Philippe Parkway and South Bayshore Boulevard).											\$ -
Continue with the brick street restoration program.											
Develop a sense of place for traditional neighborhoods through thematic improvements and identity features.											
Maintain a strong code enforcement presence.											
Offer incentives such as matching grants, fee waivers or reimbursements, and/or tax abatements available through the Downtown Partnership Program for building renovation, rehabilitation, landscaping, murals and public art, bike racks, and new construction that is compatible with community redevelopment objectives. (P. 14)		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 900,000
Continue to upgrade facilities within public parks.											
Parking Lot and Park at 2nd Street S. and 6th Ave. S. (P. 14)				\$ 450,000							\$ 450,000
Implement an "Adopt a Flowering Plant Basket" program downtown											
Continue to upgrade landscaping, irrigation, electrical infrastructure along Main Street.											
Implement a lighting policy in public parks to address night skies, turn off times, and lighting design.											
Waterfront Park Lighting Improvements (P. 14)			\$ 200,000								\$ 200,000
Ensure adequate landscaping downtown.											
Preserve Safety Harbor's unique character and small town charm.											
Review and enforce the noise ordinance.											

**Objective 4: Increase the supply of affordable housing**

Project/Strategy	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	10-Year Total
Partner with Pinellas County Community Development Department and the private sector in assembling property for the creation of affordable housing.											
Promote down payment and closing cost assistance for first time homebuyers that are income qualified through the American Dream Down Payment Initiative under HOME Program administered by Pinellas County. (P. 15)					\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000



Recognize modern building materials and alternative construction techniques (such as prefabricated modular housing) that reduce the cost of home building but offer quality appearance.												
Expedite permitting for residential uses.												
Consider expanding zoning districts where housing is allowed.												

**Objective 5: Recruit targeted businesses, showcase the downtown, and create a more favorable business environment**

Project/Strategy	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	10-Year Total
Provide technical support and other forms of assistance to the Chamber of Commerce its Economic Development Committee as deemed appropriate. [The existing business and property owners are the best marketing personnel for Downtown. Whenever a property becomes available, its location, description, and lease or sale terms should be shared with existing retailers and property owners. Every business needs to view itself as an active recruiter. The stronger the retail mix and activity is in the Downtown, the higher the sales for every merchant.]											
Through an economic development liaison position, develop a recruitment program that focuses on three priorities: (1) Expansion or relocation of existing businesses. The tenant recruitment program should first focus on existing successful businesses that wish to expand their operations within the Downtown or move to an improved location within the Downtown. (2) Tenant recruitment within the Downtown market area. Retailers located within or near the primary market area already understand the strengths of the market. They may be looking to expand their operations or to establish additional stores and should be actively pursued by the committee. (3) Tenant recruitment outside the primary market area. This may include a direct mailing to target businesses, selective use of print advertising and web communication, reviewing trade journals for leads on expanding businesses, using real estate professionals or other intermediaries. [The retail recruitment program should be targeted to create clusters of compatible activity. Compatible businesses will strengthen all of the businesses. For example, a row of restaurants on a side-street will create more of a draw than one standing in isolation or adjacent to non-related uses.]											
BAP Position (P. 15)					\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
Expand the public relations program to promote Downtown success stories in local and area-wide media. Promote unique features of Safety Harbor such as parks, downtown, Safety Harbor Spa, and natural springs.											
Continue to support the downtown wayfinding signage program to help downtown visitors discover Main Street and side-street businesses.											
Wayfinding Signage (P. 15)					\$ 45,000		\$ 55,000		\$ 50,000		\$ 150,000
Gateway Signs at S Bayshore and 10th and Main (P. 15)				\$ 100,000							\$ 100,000
Continue to sponsor special events that draw people (customers) to the downtown.											
Encourage residents within the primary market area to patronize downtown businesses through joint advertising programs that communicate available products and services. (P. 15)			\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 200,000
Develop customized financial incentives for attracting targeted businesses, such as a green grocer.											
Attract small businesses.											
Streamline and improve communications for permitting applications for new or expanding businesses.											



**Objective 6: Promote arts, culture, and leisure activities and encourage the preservation of historic structures and Safety Harbor's unique sense of history**

Project/Strategy	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	10-Year Total
Identify public spaces for permanent and temporary art installations. Coordinate with the Public Art Committee in developing a plan for attracting and maintaining appropriate art exhibits and improving civic infrastructure. The plan should consider findings and recommendations contained in the Pinellas County Public Art Master Plan.											
Install a major artwork project in Waterfront Park and improve facilities at Waterfront Park.											
Locks of Love public art installation in Waterfront Park (P. 16)					\$ 100,000						\$ 100,000
Maintain the historical marker program.											
Expand the Safety Harbor Library to add a second level to include additional meeting space, including design, engineering and construction. (P. 16)		\$ 3,039,985									\$ 3,039,985
Identify opportunities for increasing public parks and open space and their utilization particularly along the waterfront.											
Artificial Turf at the Gazebo (P. 16)									\$ 300,000		\$ 300,000
Encourage property owners with structures listed on the Florida Master Site File as having potential local significance to apply for designation as a local historic landmark.											
Continue to support the library and museum programs.											
Museum Displays (P. 16)				\$ 50,000		\$ 50,000					\$ 100,000
Explore a water misting cooling station.											

City Programs (4930)	\$ 128,089	\$ 80,000	\$ 85,000	\$ 90,000	\$ 90,000	\$ 95,000	\$ 95,000	\$ 100,000	\$ 100,000	\$ 105,000	\$ 840,000
Administration (City)	\$ 52,824	\$ 56,770	\$ 58,470	\$ 60,220	\$ 62,030	\$ 63,890	\$ 65,810	\$ 67,790	\$ 69,820	\$ 71,920	\$ 576,720
Debt - Land purchase in CRA Baranoff Oak	\$ 129,700	\$ 129,830	\$ 129,830	\$ 129,850	\$ 129,810	\$ 129,800	\$ -	\$ -	\$ -	\$ -	\$ 649,120
Debt - Land purchase in CRA South Second Street	\$ 13,418	\$ 128,570	\$ 128,570	\$ 128,570	\$ 128,570	\$ 128,570	\$ 128,570	\$ 128,580	\$ -	\$ -	\$ 900,000
<b>Total project cost</b>	<b>\$ 324,031</b>	<b>\$ 3,535,155</b>	<b>\$ 871,870</b>	<b>\$ 1,353,640</b>	<b>\$ 1,125,410</b>	<b>\$ 762,260</b>	<b>\$ 1,389,380</b>	<b>\$ 591,370</b>	<b>\$ 1,889,820</b>	<b>\$ 1,421,920</b>	<b>\$ 12,940,825</b>

<b>TIF Forecast</b>											
10-Year Forecast - County Increment @ 50%	\$ 433,617	\$ 498,425	\$ 512,809	\$ 527,554	\$ 542,667	\$ 558,158	\$ 574,036	\$ 590,311	\$ 606,993	\$ 624,092	\$ 5,035,043
10-Year Forecast - City Increment to Match County	\$ 673,044	\$ 498,425	\$ 512,809	\$ 527,554	\$ 542,667	\$ 558,158	\$ 574,036	\$ 590,311	\$ 606,993	\$ 624,092	\$ 5,035,043
10-Year Forecast - Total County TIF and City TIF Dollars Available Annually	\$ 1,106,657	\$ 996,849	\$ 1,025,619	\$ 1,055,108	\$ 1,085,334	\$ 1,116,315	\$ 1,148,071	\$ 1,180,622	\$ 1,213,985	\$ 1,248,183	\$ 10,070,086
<b>Total Project Cost Annually</b>	<b>\$ 324,031</b>	<b>\$ 3,535,155</b>	<b>\$ 871,870</b>	<b>\$ 1,353,640</b>	<b>\$ 1,125,410</b>	<b>\$ 762,260</b>	<b>\$ 1,389,380</b>	<b>\$ 591,370</b>	<b>\$ 1,889,820</b>	<b>\$ 1,421,920</b>	<b>\$ 12,940,825</b>
<b>TIF Projects Forecasted</b>											
County Increment @ 50%	\$ 433,617	\$ 512,113	\$ 526,840	\$ 541,935	\$ 557,407	\$ 573,267	\$ 589,523	\$ 606,185	\$ 623,264	\$ 640,769	\$ 5,171,302
City Increment to Match County	\$ 673,044	\$ 498,425	\$ 526,840	\$ 541,935	\$ 557,407	\$ 573,267	\$ 589,523	\$ 606,185	\$ 623,264	\$ 640,769	\$ 5,157,615
Carryover from PY	\$ 1,829,133	\$ 2,611,763	\$ 87,146	\$ 268,955	\$ (815)	\$ (11,410)	\$ 372,864	\$ 162,529	\$ 783,529	\$ 140,236	\$ 2,611,763
<b>Total Funded Annually</b>	<b>\$ 2,935,794</b>	<b>\$ 3,622,301</b>	<b>\$ 1,140,826</b>	<b>\$ 1,352,825</b>	<b>\$ 1,114,000</b>	<b>\$ 1,135,124</b>	<b>\$ 1,551,910</b>	<b>\$ 1,374,899</b>	<b>\$ 2,030,057</b>	<b>\$ 1,421,775</b>	<b>\$ 12,940,680</b>

\* All County TIF expenditures will comply with the Pinellas County CRA Policy

1. Any unused TIF dollars will roll over to future years.
2. The City of Safety Harbor will abide by Florida Statutes CH. 163.370(3)(b), which prohibits tax increment revenue from being expended on projects that are in the current CIP.
3. CRA= Community Redevelopment Agency
4. Highlighted text are projects or strategies where County TIF dollars can be spent.
5. Underline denotes these pages are being added in full.